THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093
3424206004

SEND TAX BILLS TO:
Gilberto Salgado
2557 Janalyn Trce
Hermitage, TN 37076-3745
65618521-5028986

MAP-PARCEL NUMBER(S): 109 04 0A 075.00

WHEN RECORDED RETURN TO:
Gilberto Salgado
2557 Janalyn Trce
Hermitage, TN 37076-3745

NEW OWNER'S MAILING ADDRESS:
Gilberto Salgado
2557 Janalyn Trce
Hermitage, TN 37076-3745

QUITCLAIM DEED

THIS INDENTURE, made this [Date] JUNE 27, 2019, pursuant to a Final Decree of Divorce, entered on May 28, 2019, entered as Case No. 18D689, styled "Maria F. Salgado vs. Gilberto Salgado", in the Third Circuit Court for Davidson County, Tennessee; by and between Gilberto Salgado, an unmarried man, and Maria Fernanda Salgado, an unmarried woman, who acquired title as husband and wife, hereinafter referred to as "Grantor", and Gilberto Salgado, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of Thirty-Nine Thousand Dollars ($39,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Property Address: 2557 Janalyn Trce, Hermitage, TN 37076-3745

Being the same property conveyed to Grantor by deed dated July 19, 2013 which deed was recorded at Instrument/Case No. 20130723-0075979 in the Land Records for Davidson County on July 23, 2013.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Karen Johnson Davidson County
Batch# 256063 DEEDQC
07/12/2019 10:27:30 AM 7 pgs
Fees: $38.00 Taxes: $144.30
20190712-0068136

WITNESS: the signature of the Grantor the day and year first above written.

Gilberto Salgado, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] 7/8/19, before me personally appeared Gilberto Salgado, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

GREG D. DAVIS NOTARY PUBLIC (OFFICIAL SEAL) STATE OF TENNESSEE

Notary Public (Signature of Notary Public)

Greg D Davis

(Printed Name of Notary Public)

My Commission Expires: 12/23/20

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: DL

WITNESS: the signature of the Grantor the day and year first above written.

Maria Fernanda Salgado, Grantor

STATE OF TN

COUNTY OF Davidson

On this [Date] 9/27/19, before me personally appeared Maria Fernanda Salgado, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

ALICIA CASTON
(OFFICIAL SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alicia Caston
Notary Public (Signature of Notary Public)

Alicia Caston
(Printed Name of Notary Public)

My Commission Expires: 10/7/19

☐ Personally Known OR
☐ Produced Identification [Type of Identification Produced]: TN DL

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Gilberto Salgado, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 7/8/19,

Gilberto Salgado.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE (NOTARY SEAL)

Notary Public (Signature of Notary Public)

Greg D Davis

(Printed Name of Notary Public)

My Commission Expires: 12/23/20

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: DL.

WITNESS the signature of the Affiant.

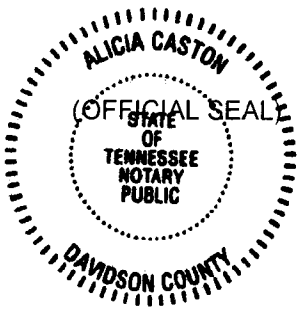
Maria Fernanda Salgado, Affiant

STATE OF TN

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 6/27/19,

Maria Fernanda Salgado.



Alicia Caston,
Notary Public (Signature of Notary Public)

Alicia Caston
(Printed Name of Notary Public)

My Commission Expires: 10/7/19

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN DL

Loan No.: 3424206004

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE FIRST REVISION FINAL PLAT CLUSTER LOT, SUBDIVISION TOWERING OAKS PHASE TWO AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20120927- 0088095 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to NVR , Inc., t/a Fox Ridge Homes , by deed from Tenn Contractors, Inc, of record in Instrument No. 2130418-0038796, Register's Office for Davidson County, Tennessee .

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne